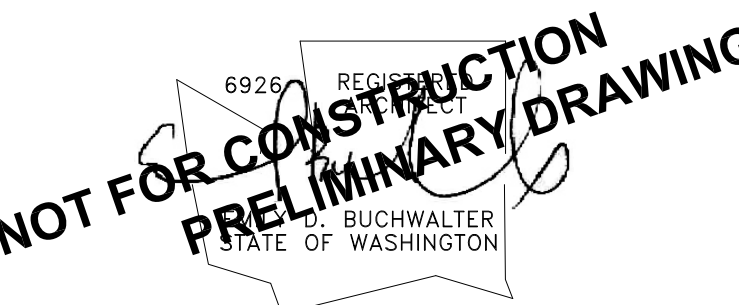


## MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |  
ACCESSIBLE DESIGN | INTERIOR DESIGN  
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100  
BELLEVUE, WA 98005  
TEL: (425) 453-9298

REGISTRATION:



INTAKE: DATE:

REVISIONS: DATE:

- 1.
- 2.
- 3.
- 4.
- 5.

PROJECT / CLIENT:

### FORTIN RESIDENCE

DAVE & LAUREL FORTIN  
2004 W LAKE SAMMAMISH PKWY SE  
BELLEVUE, WA 98008

JOB ADDRESS:

2004 W LAKE SAMMAMISH PKWY SE  
BELLEVUE, WA 98008  
**PARCEL # 925390-0430**

DRAWING NAME:

### SITE PLAN B

Drawn By: JRG

Checked By: ST

Owner Approval:

PHASE:

### SHORELINE DEVELOPMENT PERMIT

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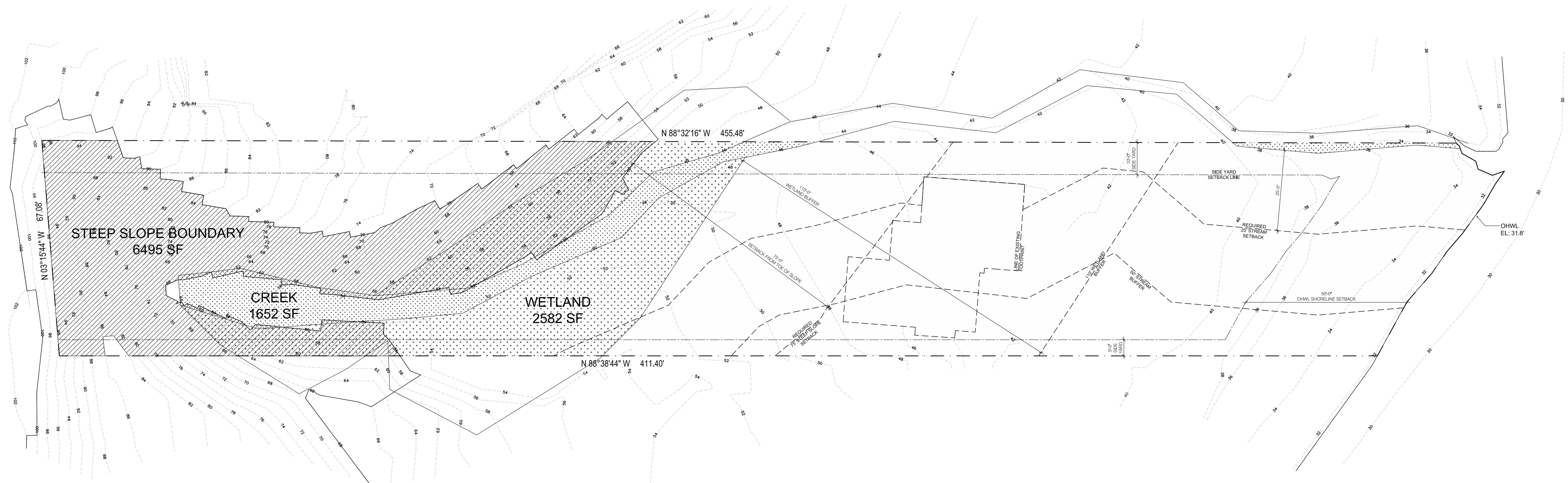
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2019 097

DATE: 01-03-21

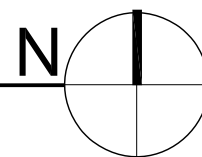
PLOT SCALE: 1:1

A0.1



### SITE PLAN - CRITICAL AREAS

SCALE: 1" = 20'



### CRITICAL AREAS INFORMATION

|                          |                      |
|--------------------------|----------------------|
| STEEP SLOPE              |                      |
| FULL AREA                | 6495 SF              |
| STRUCTURAL SETBACK       | 75' (TOE OF SLOPE)   |
|                          |                      |
| WETLAND                  |                      |
| CLASSIFICATION:          | CATEGORY III         |
| FULL AREA                | 4303 SF              |
| AREA W/O OVERLAP         | 2582 SF              |
| BUFFER AREA W/O OVERLAPS | 8690 SF              |
| BUFFER                   | 110'                 |
| STRUCTURAL SETBACK       | 15'                  |
|                          |                      |
| STREAM                   |                      |
| CLASSIFICATION:          | TYPE F               |
| FULL AREA                | 1785 SF              |
| AREA W/O OVERLAP         | 1652 SF              |
| BUFFER AREA W/O OVERLAPS | 5048 SF              |
| BUFFER                   | 50' (DEVELOPED SITE) |
| STRUCTURAL SETBACK       | 50' (DEVELOPED SITE) |
| MIN. REQUIREMENT:        | 25' SETBACK          |

TOTAL CRITICAL AREA SQ FT: 24,467 SF

THIS CRITICAL AREAS LAND USE PERMIT ADDRESSES  
REDUCING THE BUFFERS AND SETBACKS OUTLINED IN  
BELLEVUE LAND USE CODE SECTIONS LUC 20.25H.075(C) & (D)  
AND 20.25H.095(D) & (E).

### CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION  
SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND  
THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR  
CITY OF BELLEVUE

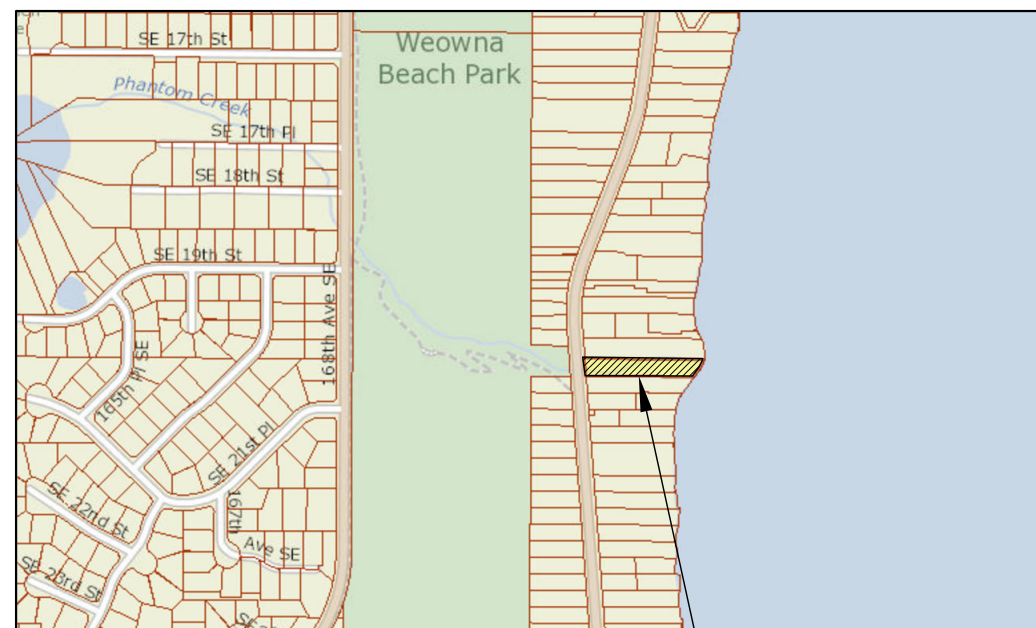
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- WASHINGTON STATE ENERGY CODE, WAC 51-11 (WSEC)
- 2015 UNIFORM PLUMBING CODE (UPC)
- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2015 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC

### ZONING & CODE INFORMATION

|                         |  |
|-------------------------|--|
| JURISDICTION:           | CITY OF BELLEVUE   |
| ZONING:                 | R-3.5  |
| USE:                    | SINGLE FAMILY  |
|                         |  |
| PARCEL ASSESSOR'S #:    | 925390-0430  |
|                         |  |
| LEGAL DESCRIPTION:      | WEOWNA BEACH UNREC & SH LDS ADJ LESS N 50 FT   |
|                         |  |
| OCCUPANCY:              | SINGLE FAMILY  |
|                         |  |
| SETBACKS REQUIRED:      | FRONT YARD - 20'-0"<br>SIDE YARD - 5'-0"<br>2 SIDES = 15'-0"<br>REAR YARD - 25'-0"<br>SHORELINE SETBACK - 50'-0"<br>FRONT - 250'-0"<br>SIDE YARDS - 16'-5" & 5'-0"<br>REAR YARD - 88'-0" |
| SETBACKS PROVIDED:      |  |
|                         |  |
| PARKING REQUIRED:       | 2.0 PER DWELLING UNIT  |
| PARKING PROVIDED:       | 3.0 IN ATTACHED GARAGE   |
|                         |  |
| MAX BUILDING HEIGHT:    | 30' (FLAT) / 35' (PITCHED)   |
| MAX LOT COVERAGE:       | 35%  |
| MAX HARD SURFACE:       | 75%  |
| MAX IMPERVIOUS:         | 45%  |
| MAX GREENSCAPE:         | 50% OF FRONT YARD  |
|                         |  |
| SHORELINE ENVIRONMENTS: |  |
| MAX BUILDING HEIGHT:    | 35'  |
| MAX IMPERVIOUS:         | 50%  |

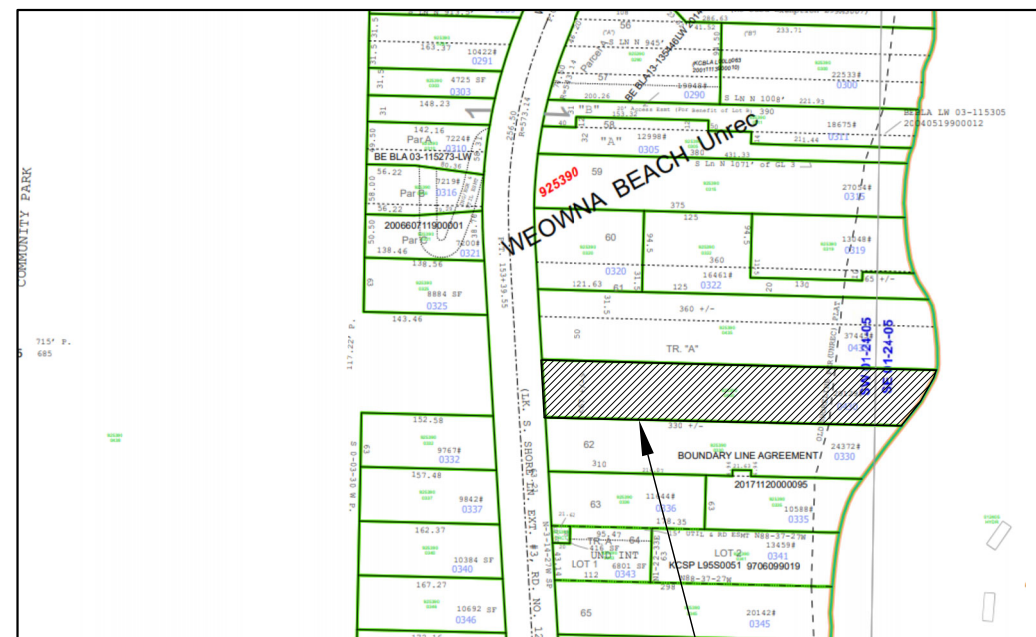
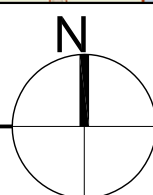
### RELATED PERMITS

|                                    |              |
|------------------------------------|--------------|
| LAND USE VARIANCE:                 | 20 114324 LS |
| SHORELINE VARIANCE:                | TBD          |
| SHORELINE SUSTAINABLE DEVELOPMENT: | TBD          |
| BUILDING PERMIT:                   | TBD          |



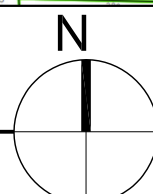
### VICINITY MAP

NTS



### QT. SECT. MAP

NTS



### SITE PLAN NOTES

- ALL PROPOSED UTILITIES TO TIE INTO EXISTING UTILITIES SHOWN ON PLAN.
- FOR PROPOSED LANDSCAPING & CONSTRUCTION MEASURES, REFER TO MITIGATION PLAN.

### SYMBOL LEGEND:

|                         |                        |            |                |
|-------------------------|------------------------|------------|----------------|
| ---                     | CENTER LINE            | FG 386.0'  | FINISHED GRADE |
| SS                      | SANITARY SEWER         | EG 386.0'  | EXISTING GRADE |
| G                       | GAS SERVICE            | TOW 386.0' | TOP OF WALL    |
| SD                      | STORM DRAINAGE         | BOW 386.0' | BOTTOM OF WALL |
| UP                      | UNDERGROUND POWER      |            |                |
| W                       | WATER SERVICE          |            |                |
| ---                     | LINE OF ROOF ABOVE     |            |                |
| ---                     | BUILDING FOOTPRINT     |            |                |
| ---                     | PROPERTY LINE          |            |                |
| ---                     | SETBACK LINE           |            |                |
| ---                     | EXISTING CONTOUR       |            |                |
| ---                     | PROPOSED CONTOUR       |            |                |
| ---                     | EASEMENT LINE          |            |                |
| ---                     | FENCE                  |            |                |
| ---                     | RETAINING WALL         |            |                |
| BM                      | BENCH MARK             |            |                |
| SSMH                    | SANITARY SEWER MANHOLE |            |                |
| S 88° 52' 32" E 296.84' | BEARING                |            |                |





11711 SE 8TH STREET, SUITE 100  
BELLEVUE, WA 98005  
TEL: (425) 453-9298

6926 REGISTERED  
PROJECT  
NOT FOR CONSTRUCTION  
PRELIMINARY DRAWING  
D. BUCHWALTER  
STATE OF WASHINGTON

- 1.
- 2.
- 3.
- 4.
- 5.

DAVE & LAUREL FORTIN  
2004 W LAKE SAMMAMISH PKWY SE  
BELLEVUE, WA 98008

2004 W LAKE SAMMAMISH PKWY SE  
BELLEVUE, WA 98008  
**PARCEL # 925390-0430**

SITE PLAN B

Owner Approval: \_\_\_\_\_

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[ ]

DATE: 01-03-21

PLOT SCALE: 1:1



- Access is to be restricted into TPZ's with readily visible temporary tree fencing along the LOD which completely surrounds the protected areas of retained trees. Fences shall be constructed of chain link and be at least 4 ft tall, constructed using pier block, and major roots should be avoided while staking.
- Highly visible signs spaced no further than 15 feet shall be placed along sides of the TPZ fencing.
- Construction materials or supplies, soil, debris, vehicles, and equipment are not to be parked or stored within TPZ.
- TPZ fences must be inspected prior to the beginning of any construction activities.
- Assess crew and contractor penalties, if necessary, to keep the TPZ's intact.
- Check the integrity of TPZ fences weekly, and repair or replace as needed.
- Wood chips should be used if possible to spread above root zones within the TPZ's to a depth of 6-8 inches for temporary protection.
- Cement trucks must not deposit waste or rinse out trucks in the TPZ.
- Avoid grade changes or trenching within or near the TPZ. If it is unavoidable, then follow the guidelines below.
- TPZ's may only be moved or accessed with permission from City Officials, and any work done within TPZ's must be done with a certified arborist present.
- If roots need to be pruned, they should be cut with pruning saws, made flush with the side of the trench.
- Trees should be watered twice a week if construction is to take place during hot summer months.

- The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
- The inner root zone shall not be disturbed or cut (inner root zone = half the drip line radius).
- ISA Certified arborist must work with equipment operators during trenching/ excavation. The Arborist should have a shovel, hand pruners, loppers, handsaw, and a sawsall.
- If roots one inch or larger are damaged by equipment, the Arborist shall stop the equipment and have the dirt excavated by hand until the root can be cleanly cut. A clean straight cut shall be made to remove the damaged portion of root, and if possible the roots should be covered in moist burlap until recovered with dirt the same day.
- Boring or tunneling under roots of existing trees is a viable alternative to trenching through roots. It shall be performed under the supervision of an ISA Certified Arborist, and no roots 1 inch in diameter or larger shall be cut.
- The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

| EXISTING TREE CLASSIFICATIONS |                   |               |           |
|-------------------------------|-------------------|---------------|-----------|
| Tag #                         | Species           |               | DBH       |
| 1                             | Magnolia          | TO SAVE       | 15        |
| 2                             | Norway Spruce     | TO SAVE       | 21        |
| 3                             | Douglas Fir       | TO SAVE       | 37        |
|                               |                   | <b>Total:</b> | <b>73</b> |
| NEIGHBORING/OFF-SITE TREES    |                   |               |           |
| 101                           | Western Red Cedar | PROTECT       | 24        |
| 102                           | Bigleaf maple     | PROTECT       | 19        |
| 103                           | Western Red Cedar | PROTECT       | 46        |
| 104                           | Oregon Ash        | PROTECT       | 8         |
| 105                           | Oregon Ash        | PROTECT       | 10        |
| 106                           | Japenese Maple    | PROTECT       | 13        |
| 107                           | White Spruce      | PROTECT       | 28        |
| 108                           | Western Red Cedar | PROTECT       | 12        |
| 109                           | Western Red Cedar | PROTECT       | 10        |
| 110                           | Western Red Cedar | PROTECT       | 8         |
| 111                           | Western Red Cedar | PROTECT       | 9         |

|                                    |           |
|------------------------------------|-----------|
| LOT SIZE:                          | 29,129 SF |
| CRITICAL AREAS & BUFFERS:          | 24,467 SF |
| AREA FOR LOT COVERAGE CALCULATION: | 4,662 SF  |

|                                  |                       |
|----------------------------------|-----------------------|
| LOT COVERAGE % ZONE R3.5 35%:    | 1,631.7 SF            |
| EXISTING CONC STAIRS:            | 200 SF                |
| PROPOSED HOUSE FOOTPRINT:        | 3210 SF               |
| PROPOSED EXTERIOR DECK & STAIRS: | 590 SF                |
| <b>TOTAL SF:</b>                 | <b>4,000 SF (86%)</b> |

VARIANCE REQUEST: EXCEED LOT COVERAGE OF 35% PER LUC 20.20.010 BY MEETING REQUIREMENTS ON LUC 20.30G.

LOT SIZE: 29,129 SF  
MAX F.A.R. 50% = 14,564.5 SF

|                     |               |
|---------------------|---------------|
| LOWER FLOOR LIVING: | 344 SF        |
| MAIN FLOOR LIVING:  | 2278 SF       |
| UPPER FLOOR LIVING: | 2341 SF       |
| TOTAL LIVING:       | 4,963 SF      |
| <hr/>               |               |
| GARAGE:             | 788 SF        |
| TOTAL BLDG:         | 5751 SF (20%) |













|                                     |                      |
|-------------------------------------|----------------------|
| IMPERVIOUS SURFACE % ZONE R3.5 45%: | 13,108.1 SF          |
| EXISTING CONC STAIRS:               | 200 SF               |
| EXISTING CONC WALL:                 | 48 SF                |
| EXISTING GRAVEL PATH:               | 208 SF               |
| EXISTING DRIVE:                     | 1308 SF              |
| PROPOSED DRIVE EXPANSION:           | 430 SF               |
| PROPOSED HOUSE FOOTPRINT:           | 3210 SF              |
| PROPOSED FRONT WALKWAY:             | 250 SF               |
| PROPOSED EXTERIOR DECK & STAIRS:    | 590 SF               |
| PROPOSED CONC PATIO:                | 72 SF                |
| PROPOSED CONC RETAINING WALL:       | 32 SF                |
| PROPOSED DRIVEWAY:                  | 1978 SF              |
| <b>TOTAL SF:</b>                    | <b>8326 SF (29%)</b> |

FRONT YARD GREENSCAPE % ZONE R3.5 50%

|             |          |
|-------------|----------|
| FRONT YARD: | 1341 SF  |
| 50%:        | 670.5 SF |

|                             |                       |
|-----------------------------|-----------------------|
| <b>HARDSCAPE MATERIALS:</b> | <b>0 SF</b>           |
| <b>TOTAL GREENSPACE SF:</b> | <b>1341 SF (100%)</b> |

|                            |                        |
|----------------------------|------------------------|
| - - -                      | CENTER LINE            |
| --S-                       | SANITARY SEWER         |
| G                          | GAS SERVICE            |
| SD                         | STORM DRAINAGE         |
| UP                         | UNDERGROUND POWER      |
| -W- W- W-                  | WATER SERVICE          |
| - - -                      | LINE OF ROOF ABOVE     |
| =====                      | BUILDING FOOTPRINT     |
| + + +                      | PROPERTY LINE          |
| - . - . - .                | SETBACK LINE           |
| - - - - -                  | EXISTING CONTOUR       |
| . . . . .                  | PROPOSED CONTOUR       |
| .....                      | EASEMENT LINE          |
|                            | FENCE                  |
| (RETAINING WALL)           | RETAINING WALL         |
| BM                         | BENCH MARK             |
| SSMH                       | SANITARY SEWER MANHOLE |
| S 88° 52' 32" E<br>296.84' | BEARING                |

|   |                   |   |
|---|-------------------|---|
|  | <b>FG 386.0'</b>  | <b>FINISHED GRADE</b>                               |
|  | <b>EG 386.0'</b>  | <b>EXISTING GRADE</b>                               |
|  | <b>TOW 386.0'</b> | <b>TOP OF WALL</b>                                  |
|  | <b>BOW 386.0'</b> | <b>BOTTOM OF WALL</b>                               |
|  |                   | <b>TREE</b>   |
|  |                   | <b>TREE TO BE REMOVED</b>                           |
|  |                   | <b>POWER POLE WITH LIGHT</b>                        |
|  |                   | <b>CONCRETE</b>                                     |
|  |                   | <b>STEEP SLOPE CRITICAL AREA</b>                    |
|  |                   | <b>CREEK</b>  |
|  |                   | <b>WETLAND DELINEATION</b>                          |
|  |                   | <b>BUFFER AREA FOR LOT<br/>COVERAGE CALCULATION</b> |